

CORPORATION OF THE TOWNSHIP OF McNAB/BRAESIDE
June 17, 2014
PUBLIC MEETING UNDER THE DEVELOPMENT CHARGES ACT

A Public Meeting under the Development Charges Act was held at 6:00 p.m. to consider a proposed new Development Charge By-Law for the Township of McNab/Braeside in accordance with provisions of the Development Charges Act, 1997, c.D.9, as amended and its Regulations.

Members were asked to state any pecuniary interest and the general nature thereof before the item is discussed. No disclosures of pecuniary interest were declared at this time.

All members of Council were present for the meeting this evening with the exception of Councillor Campbell.

The Public Meeting under the Development Charges Act, 1990 was declared open on a motion moved by Councillor McIlquham, seconded by Councillor Styles. **CARRIED.**

Moved by Councillor McIlquham, seconded by Councillor Styles, **THAT** the Public Meeting agenda dated June 17, 2014 for a Meeting under the Development Charges Act be adopted as submitted and circulated. **CARRIED.**

The Clerk advised Council that the notice of the public meeting and the by-law have been prepared in accordance with the provisions of the Development Charges Act, 1997, as amended and its regulations.

The Clerk read the notice of the public meeting and advised that this notice was placed in the May 29, 2014 editions of the Arnprior and Renfrew Newspapers as required. The notice of the Public meeting was also posted at the Township Office and placed on the Township website.

In accordance with the Development Charges Act, 1997, this Act permits Council to pass by-laws for the imposition of development charges if development or redevelopment of land within the municipality is for uses which would increase the need for services.

The background study entitled the “ Draft Final Report Development Charges Study Township of McNab/Braeside” prepared by Jp2g Consultants Inc. and dated June 2014 , sets out the reasons the Township is required to undertake a new development charges study and development charges by-law for the municipality.

A development charge under the Development Charges Act, 1997, is a fee charged to pay for increased capital costs required because of increased needs for services arising from development. Development charges can be collected for each new dwelling unit, new commercial building/structure or addition or new industrial building/structure or industrial addition greater than

50% of the existing gross floor area (g.f.a.).

The current Development Charges By-Law #2009-25 of the Township of McNab/Braeside expired on May 19, 2014.

The background study is aimed at determining a development charge rate structure which will not require existing taxpayers to contribute to the capital cost of new growth which will occur. Similarly, new taxpayers should not have to contribute more than their fair share of the net capital cost of providing the current level of municipal services for new growth. This approach is guided by provisions in the Development Charges Act, 1997, and its regulations.

Mr. Eric Withers of Jp2g was in attendance this evening and presented an overview of the Lot development charges study and responded to questions by Council.

The Development Charges Act includes a requirement for municipalities to undertake a supporting Background Study if they wish to pass a by-law to collect development charges. The purpose of the Study is to identify the services to which the development charges relate, the increase in the need for a service that is due to growth, the net growth-related capital costs of services for which a development charge will be collected, and the capital costs of the service that will be incurred during the five year term of the implementing Development Charges By-law. The study will determine the development charges that are to be collected in order to recover the growth-related net capital costs of certain eligible services over the next ten (10) year planning period.

The Deputy Clerk was requested to bring the proposed development charges by-law for consideration of passing to the June 17, 2014 regular meeting of Council. The By-Law comes into force on the date it is given final passing. The By-Law will have an appeal period of 40 days from the date the by-law is passed.

Moved by Councillor Styles, seconded by Deputy Mayor Blimkie,
THAT this meeting of Council adjourn at 6:15 p.m. **CARRIED.**

MAYOR

CAO/CLERK